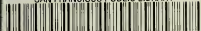


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COMMUNITY DEVELOPMENT PROGRAM

WEDNESDAY AND THURSDAY, APRIL 4-5, 1979

AT THE CANTONMENT HALL (VAN NESS AVENUE SIDE)

THIS PROGRAM WAS DEVELOPED BY THE MAYOR'S OFFICE OF  
COMMUNITY DEVELOPMENT IN COOPERATION WITH MANY CITY DEPARTMENTS

AND AGENCIES, AND WITH EXTENSIVE CITIZEN INVOLVEMENT. THE  
OBJECTIVES OF THE PROGRAM ARE TO PROVIDE DECENT HOUSING IN A  
SUITABLE LIVING ENVIRONMENT, AID IN THE PREVENTION OR ELIMINATION  
OF SLUMS AND BLIGHT, AND EXPAND THE ECONOMIC OPPORTUNITIES FOR  
PERSONS OF LOWER INCOME.

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IN CONJUNCTION WITH THESE DISPLAYS, MAYOR DIANNE FEINSTEIN INVITES ALL CITIZENS TO ATTEND A PUBLIC HEARING TO REVIEW THE PROGRESS AND PERFORMANCE OF SAN FRANCISCO COMMUNITY DEVELOPMENT PROGRAM. THE HEARING IS THURSDAY, APRIL 5, 1979, 7:30 P.M. AT THE BOARD OF SUPERVISORS' CHAMBER.

PLEASE READ THE INFORMATION ENCLOSED, OBSERVE THE VARIOUS PRESENTATIONS ON DISPLAY ASK QUESTIONS OF AND PROVIDE COMMENTS TO DEPARTMENT AND AGENCY REPRESENTATIVES AVAILABLE TO ASSIST YOU, AND ATTEND THE PUBLIC HEARING. YOUR COMMENTS WILL ASSIST US TO IMPROVE PROGRAM ACTIVITIES AND PERFORMANCE.



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PERFORMANCE STATEMENT  
FEDERALLY ASSISTED CODE ENFORCEMENT

BUREAU OF BUILDING INSPECTION, PROPERTY CONSERVATION DIVISION

FACE, San Francisco's Federally Assisted Code Enforcement Program, brought approximately 10,000 dwelling units in more than 4300 structures to satisfactory code compliance over eleven years. The seven residential areas designated by the Board of Supervisors for FACE were Arguello Park, Buena Vista Heights, Glen Park, Great Highway, Alamo Square, Bernal Heights and Duboce Triangle.

During FACE, over 1100 low interest loans totaling more than \$16,000,000 and 360 grants totaled \$878,000. About a third of the property owners used FACE loans.

Over the 7 FACE areas about 4 percent of the residents were relocated. The experience varied from as few as 4 cases in the Glen Park area to as many as 196 in Alamo Square. The highest dislocation was 10 percent.

Public Improvements in FACE areas totaled \$2.124 million and included street stairways, parks, street trees, sidewalk widening etc.

In summary, more than 98% of all 10,295 dwelling units in 7 FACE areas were in satisfactory code compliance at the completion of FACE in January 1978.





## PERFORMANCE STATEMENT

### REHABILITATION ASSISTANCE PROGRAM (RAP)

Bureau of Building Inspection - Property Conservation Division

February 1, 1978 - January 31, 1979

RAP, the City's Housing Rehabilitation Assistance Program is designed to provide a minimum standard of decent, safe, sanitary housing and to preserve the character and enhance the beauty of San Francisco's residential neighborhoods. Publicly assisted rehabilitation financing is the vehicle RAP uses to achieve this goal.

RAP Works. The first RAP area will be completed in January 1980. The three year program in the Inner Richmond is on schedule and will result in approximately 1200 buildings with 2200 units in satisfactory code compliance. A new play structure at McCoppin School has been installed in a cooperative effort by the city, neighborhood residents, parents, teachers and students. Street trees and gardens, lights, litter cans, and other projects will complete the public improvements in the area.

The second RAP area, the Upper Ashbury, is scheduled for completion in 1982. This is a five year program for 1457 structures with 4137 dwelling units. Public improvements include a rehabilitated cooperative nurse child care center, a new roof on the Boys Club, the Carl-Cole mini park, Dudley Stone & Grattan School playground improvements and street trees.

RAP is bringing an average of a thousand dwelling units a year into satisfactory code compliance and, at the same time, creating more attractive neighborhoods with improved public service facilities.

A third RAP area has been designated, North of Market, in the section whose approximate boundaries are Powell, Geary, Larkin and Turk. Start up of concentrated code enforcement in the area has been delayed by the necessity of obtaining a special ruling from the IRS to enable RAP to make loans from tax free municipal bond funds for residential hotel rehabilitation. The Citizens' Advisory Committee has been elected and is working on the public improvement plan. A full program operation is anticipated sometime this year.

RAP is a continuation and modification of the FACE (Federally Assisted Code Enforcement) program which was completed in 1978. In seven areas of the city, over eleven years, more than 10,000 dwelling units were brought up to code. Public improvements included, among other things, mini parks, sidewalk widening, street tree, stairways, community gardens and undergrounding of utilities.

Neighborhood people are involved in the RAP program.

Each area has a Citizens' Advisory Committee (CAC) of owners and tenants elected by residents of the RAP area. CAC members hold regular meetings and residents are urged to participate. CACs recommend changes and additions to the rules by which RAP operates. CACs resolve problems. With City Planning, CACs develop the public improvement plans for the RAP areas. During the life of the program, CACs serve as a conduit for information between the residents and those who administer RAP.

RAP informs every resident of the processes, services and benefits available in the program. In the Inner Richmond area, where about a third of the owners and tenants are Chinese, documents, program summaries and portions of the Newsletter have been translated into Chinese. News releases are sent to the Chinese Press. Translators for a number of other languages are available including: Russian, Spanish, French, Italian and several Filipino languages. Every effort is made to establish full communication with the residents of the area.

RAP is a concentrated program of minimum code compliance. A completed RAP area has sound structures with safe and adequate wiring, good plumbing, stairways with handrails, sidewalks in good repair and more. Owners may choose to remodel kitchens, bathrooms, paint or undertake other improvements to increase the livability and comfort of their homes and apartments.

RAP areas are precisely designated by the Board of Supervisors in a resolution which is signed by the Mayor. The process starts in City Planning and/or the Office of Community Development. They hold public meetings in the proposed area to determine if the residents want RAP. Surveys are conducted and the resulting data, together with reports on community reaction, are set forth in the report by the Director of City Planning. The report and recommendations for or against designation are submitted to the Chief Administrative Officer (CAO). If the CAO approves, he makes a recommendation to the Board of Supervisors. The Board then holds hearings and decides, with the approval of the Mayor, whether or not to designate the area for a RAP program. RAP is administered by the Bureau of Building Inspection.

The RAP process in the area begins with the opening of a site office in the neighborhood. Each property owner receives a letter requesting an appointment for inspection. Each building in the area is inspected and a report is sent to the owner listing any existing code violations and, also, including recommendation for maintenance. If no deficiencies exist, a letter is sent indicating that the building has been found standard.

Once an area is designated, the inspections and code compliance are mandatory. However, the building, plumbing and electrical inspectors who are immediately responsible for the execution of the program know that ultimate success depends on the cooperation and support of both owners and

tenants. Inspectors perform their jobs with this in mind.

RAP serves property owners. For those owners who apply for and receive RAP financing, inspectors will prepare specifications for structures of 1 to 4 units, supervise bidding and advise owners throughout the rehabilitation process. When work is finished, the city issues a letter certifying that the property is in satisfactory code compliance.

For owners who choose to comply without RAP financing, inspectors are available for consultation. Building permits and inspection of work done is handled from the site office.

RAP offers low interest long term loans to property owners in designated areas. Conventional RAP loans are available to owners regardless of income level. These are 19 year loans at 6% interest. Loan limits are governed by the following guidelines:

Single family loans	\$30,000
2-3 units	10,000 per unit
4 units or more	7,500 per unit
commercial units	5,000 per unit

The Director of Property, as head of the Real Estate Department which administers the loan program, may approve loans up to \$17,500 per unit. For low income owner occupants of 1 to 4 unit buildings who qualify, hardship loans up to \$7,500 are available. These loans require no interest and are repayable upon sale or transfer of the property.

From time to time, loans under the federal government's 312 program are available. These 20 year loans carry 3% interest. The Board of Supervisors has established priorities for qualification for these highly desirable loans. Generally, these loans are used for low income owner occupants. They may also be used to limit rent increases for low income tenants. If the ceilings and priorities on the above loans prove to be unrealistically restrictive, the Board of Supervisors will be requested to modify the legislation.

Real Property Loan Officers (RPLOs) are assigned to each site office. They put loan packages together for RAP applicants and may include one or more of the loans listed above.

General Property Improvements may be included in a RAP loan. Owner occupants of 1 to 4 unit buildings may devote up to 40% of the loan to such non code required improvements. Owner investors may use up to 20%.

Refinancing of existing indebtedness is available under certain circumstances. Owner occupants of 1 to 4 unit structures may qualify for refinancing when the cost of code compliance added to existing mortgage payments exceeds 25% of the owner's monthly income. At least 20% of the total loan must be devoted to rehabilitation work.

When code compliance work is practically impossible, the case is referred to the Abatement Appeals Board. The Board may determine, among other alternatives, to grant an extension of time or a moratorium on code work.



RAP may benefit tenants. Those owners accepting any combination of RAP financing are required to limit rent increases to actual cost of rehabilitation and related increased costs. An annual adjustment in rent is allowed proportionate to the movement of the Bay Area Consumer Price Index rent component. This percentage is calculated annually.

RAP rent limitations cannot be imposed on owners who do not use RAP financing. However, those tenants displaced by extensive rehabilitation work or whose rents are increased more than 10% due to code required work may qualify for relocation benefits when private financing is used.

The goal of RAP is to preserve neighborhoods. Implicit in this is minimal dislocation of residents. In the Inner Richmond, where more than half the project has been completed as of this writing, fewer than one percent of the residents have requested relocation services for any reason. Another area with a different residential pattern may have a different experience.

Tenants may benefit from the Section 8 rent assistance program. RAP has been allotted units of Section 8 housing. This program allows owners to designate one or more rental units for low income tenants who will pay 25% of their incomes for rent. HUD will contract to make up the difference between what the tenant pays and the allowable rent established by HUD. The HUD contract is renewable up to thirty years. Anyone displaced by RAP activity is eligible for

moving assistance benefits. Other benefits for which displaced residents may qualify include temporary rent assistance and replacement housing payments.

Every resident of a RAP area receives a brochure detailing the benefits which are available to residents displaced by RAP activity or displaced by rent increases of more than ten percent resulting from RAP activity.

RAP personnel have been selected by the Mayor's Office to implement the California Housing Finance Agency (CHFA) Home Improvement Program (HIP). This is a city wide program for low and moderate income households who own and occupy single family dwellings. This program is for voluntary home improvements. Loans are available to qualifying home owners in amounts up to \$15,000 over 15 years at 7 3/4% interest. Gross maximum income to qualify may not exceed:

<u>Persons per household</u>	<u>Income limit per year</u>
1 or 2	\$19,900
3, 4 or 5	23,900
6 or more	25,900

The city has assigned a property rehabilitation manager to assist homeowners who apply for loans. After loan eligibility is verified, the loan application is sent to the bank. When the bank notifies the applicant of loan approval, the homeowner schedules an appointment with the rehabilitation manager for inspection of the areas where work will be done

(work must conform with Housing Code requirements). The owner arranges for the work to be done and upon the bank's receipt of a certificate of completion, a check is issued to cover the work.

The objectives of RAP are to provide to city residents standard and affordable housing in a suitable living environment. RAP personnel endeavor to make available to those whom they serve all appropriate resources of the city to achieve these objectives.





PERFORMANCE STATEMENT

BAYVIEW NORTH SURVEY AREA

San Francisco Redevelopment Agency

February 1, 1978 - January 31, 1979

Critics agree that the New Hunters Point residential area is a success -- and that the companion India Basin Industrial Park is equally so.

For those reasons, it became obvious years ago that the blighted area neighboring both -- Bayview North -- was logical for renewal as well.

In fact, if Bayview North wasn't rejuvenated, it might impair the success of the New Hunters Point and India Basin.

Hence, planners several years ago came to the conclusion that the Bayview North Survey Area offers opportunities to:

- \* Provide residents of the residential section with the means to rehabilitate their homes and to safeguard against blighting factors including vacant lots. And, to assure residents that a total up-grading will occur within their neighborhood.
- \* Give existing industrial/commercial firms the incentive to remain, rehabilitate, and expand. And, to provide locations for other industrial firms to utilize. Thus, taking one more step to increase San Francisco's employment capacity and tax base.

### Background

An original Bayview North survey area was designated by the Board of Supervisors in July 1976. On January 23, 1978, the Board of Supervisors amended the original survey area to include industrial properties located between Third and Phelps Streets (see attached map). As a result, two separate areas were identified for study:

Area I, as residential area lying east of Third Street; and  
Area II, an industrial area lying westerly of Third Street,  
proposed for execution early in 1980.

In both areas, development proposals will emphasize the preservation through the rehabilitation of existing structures whenever possible. Vacant lots are to be acquired and sold for new redevelopment. In a few cases rehabilitation may not be feasible and structures will need to be demolished for new development. Public improvements could include the undergrounding of some utility service lines together with street landscaping and repair.

The proposed treatment of the areas resulted from a series of studies conducted by the Department of City Planning, the Bureau of Building Inspection, and the Redevelopment Agency. Funds for the studies were allocated prior to 1978 by the Office of Community Development.

These studies for rehabilitation included an inspection and evaluation of residential structures, and evaluation of the feasibility for development of new housing on vacant lots, and a profile of the relevant characteristics of the resident population.

Throughout the course of the studies numerous meetings and workshops were conducted with residents, property owners, and businessmen from the area.

A citizens' committee was formed which met regularly and was very helpful in the evaluation of proposals. An election was conducted at the conclusion of the planning phase at which residents and property owners in Area I supported the proposal for application of the Residential Assistance Program (RAP) in their area.

### Summary of Planning During 1978

#### Study Area I: Residential Area

During 1978, discussions were held with residents and representatives of City departments concerning the most feasible program or group of programs to initiate in the area.

In the latter part of the year, the Board of Supervisors approved a budget for 1979 operations which was based on a program of public works and vacant land development by San Francisco Redevelopment Agency and the application of RAP to the residential structures.

#### Study Area II: Industrial Area

Several studies were conducted within the industrial area related to decisions as to probable treatment.

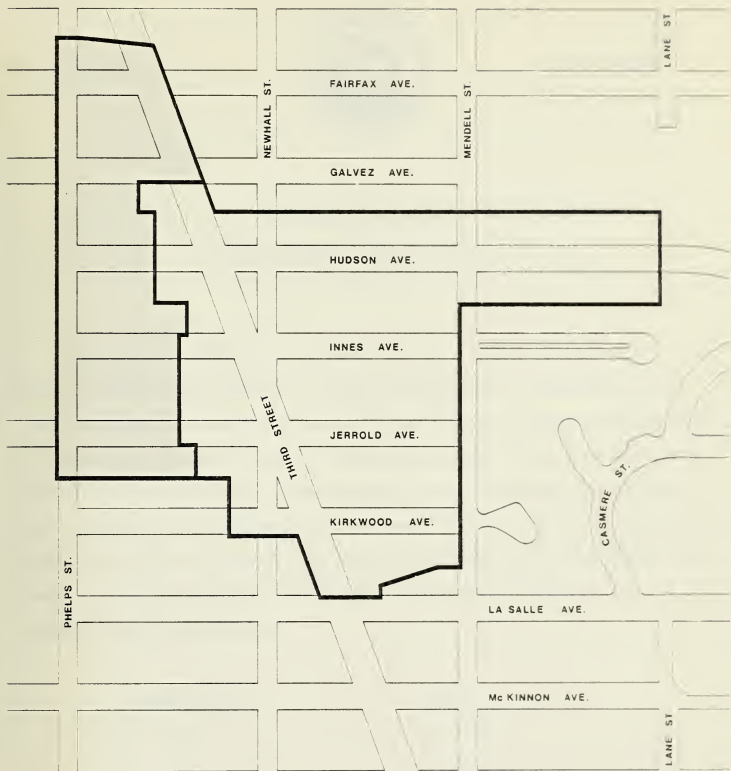
One study begun in 1977 and completed in 1978 dealt with the condition of the existing structures and their feasibility for rehabilitation.

Another study was made to determine the extent of poor or unstable soils in this area. This study indicated that for a portion of the area there is unstable soil, but that this condition can be overcome by special measures.

A report on the feasibility for new development was very encouraging. The study reported that there is a strong demand for land suitable for new industrial development. This was very significant in view of the large amount of vacant land in the area.

The 1979 budget approved by the Board of Supervisors in 1978 called for a program of rehabilitation and new development in this area to be managed by the Redevelopment Agency.





## BAYVIEW-NORTH

### REHABILITATION SURVEY AREA



ORIGINAL SURVEY AREA BOUNDARY



RECENT ADDITION TO SURVEY AREA





PERFORMANCE STATEMENT  
REHABILITATION OF PUBLIC HOUSING  
San Francisco Housing Authority

The San Francisco Housing Authority has had a continuous program of modernizing and rehabilitating its housing developments. In order to do this they have sought and received several millions of dollars through the Department of Housing and Urban Development. Community Development Block Grant funds have been used to supplement these "modernization" funds. The CDBG funds have been used particularly to complete projects not totally covered by the "modernization" funds and to pay for items that are ineligible for treatment by the other federal funds. Since the inception of the Community Development Program the S.F.H.A. has received the following amounts:

<u>PROGRAM YEAR</u>	<u>AMOUNTS</u>
1975	\$ 1,048,450
1976	1,124,000
1977	1,618,981
1978	978,600

A description of the work to be accomplished with these funds and the progress on all the work follows.

Rehabilitation of Public Housing (Continued)

In the 1975 Community Development Program the funds were focused on Cal 1-17A West in Hunters Point. The work included, but was not limited to

- a. demolition of one 3-story building
- b. complete kitchen and bathroom modernization
- c. complete new interior plumbing for hot and cold water lines
- d. replacement of wall heaters with a forced air heating system
- e. provision of individual water heaters
- f. provision of a bay-window
- g. and related site improvements.

The first 30 units were completed in March 1978.

In continuing support of the rehabilitation activities the Mayor's Office allocated \$1,044,000 from the 1976 Community Development Program for the rehabilitation of 32 units in the same project. Following the same work program for the first 30 units the second group was completed March 1979.

In addition to the rehabilitation funds for Hunters Point "A", the Housing Authority received \$80,000 from the 1976 Community Development funds for security improvements at Yerba Buena Plaza.

In subsequent funding years the Housing Authority requested and received funds for code compliance, deferred maintenance, small scaled improvements and for the purchase of housing sites.

## Rehabilitation of Public Housing (Continued)

### CODE COMPLIANCE INCLUDED:

- safety improvements to boiler systems in 14 projects serving a total of 2952 units (1977 CDP). Improvements to 13 projects are completed. The last boiler improvement is 90% complete.
- Elevator safety improvements in 22 projects affecting 2645 units. (1978 CDP). Survey is complete. Work underway and projects will be completed at varying times between June and December, 1979.
- replace fire doors and fire escapes at Yerba Buena Plaza affecting 608 units (1978 CDP). Scheduled completion date is September, 1979.

### DEFERRED MAINTENANCE INCLUDED:

- exterior painting for 4 projects affecting 1015 units (1977 CDP). Work on Alemany, Valencia Gardens and Westside Courts is complete. Painting of Potrero Terrace is 75% complete.

### SMALL SCALED IMPROVEMENTS INCLUDED:

- window replacement in 4 projects affecting 1059 units (1977 CDP). Work on Bernal Dwellings, Valencia Gardens and Westside Courts is complete. Window installation at Potrero Terrace is 50% complete.
- remodeling an existing storage space into a community center at Ping Yuen (1977 CDP). Completed.
- renovation of childcare facilities in Westside Courts, Ping Yuen and Potrero Terrace (1977 CDP). Work is just getting underway at Westside Courts. Work is scheduled to begin at Ping Yuen on May 1, 1979. The Potrero Terrace project is complete.
- exterior lighting in 7 projects affecting 1558 units (1978 CDP). Ping Yuen and Ping Yuen North virtually complete. Hayes Valley and North Beach scheduled to be completed by May, 1979. Bernal Dwelling, Potrero Annex and Plaza West scheduled for completion by August 1979.
- window grilles, gates and fences to improve the security of Ping Yuen projects affecting 428 units (1978 CDP). Work virtually 100% complete.
- small scaled improvements under the Neighborhood Initiated Improvement Program such as play equipment, benches, murals, community gardens, etc. This was done in 22 projects covering 34 improvement proposals (All funding years.) See report on NIIP.

Rehabilitation of Public Housing (Continued)

HOUSING SITES INCLUDED:

- an allocation of \$500,000 for the purchase of housing sites in the greater Chinatown area. See report on Site Acquisition.



PERFORMANCE STATEMENT

HOUSING REHABILITATION AND FINANCE PROGRAMS

Mayor's Office of Community Development

February 1, 1978 - January 31, 1979

The 1978 CDP set aside \$1,178,200 for implementing new methods of residential rehabilitation and financing, including three neighborhood housing development corporation: Bayview Hunters Point CDC, Mission Housing Development Corporation and Housing Conservation Institute.

During the year, Mission Housing Development Corporation (MHDC) continued programs of housing rehabilitation and new construction. The MHDC provided loans to 32 lower income households, totalling \$194,000, to improve or to purchase properties. MHDC also assisted in the preparation of 25 below market rate rehabilitation of homeownership loans through private lenders; 22 were approved generating \$1,164,210 in loan assistance. In addition, MHDC rehabilitated and sold 10 properties to moderate income households in the community. The Corporation has also submitted a housing proposal of 22 units for the elderly for Section 8 Housing Assistance Payments. The proposal was not accepted by HUD due

to the large number of competing proposals and HUD's preference to family proposals. Furthermore, MHDC has also provided counseling to 1,520 households during the year.

Bayview Hunters Point Community Development (BVHPCDC) has started construction on three single family homes which are near completion. These houses will be purchased by moderate income families with below market interest rate financing made available by the California Housing Finance Agency (CHFA) under its Home Ownership and Home Improvement Program. The Corporation continued its efforts in preparing architectural plans and arranging development financing for constructing fourteen single family homes in the Hunters Point Redevelopment Project Area. Under its Home Improvement Loan Program, BVHPCDC has approved only one loan of \$6,320 during the year in spite of the 500 inquiries by community residents about the program. The Corporation, however, has made 17 Downpayment Assistance Loans for a total \$46,225 to assist 17 lower income families to purchase homes in the area. The BVHPCDC is also responsible for the implementation of the Third Street Facade Loan Program. In the 1978 CDP, \$100,000 was used to leverage \$50,000 from the Bank of America to provide 6% rehabilitation loans for storefront improvements on Third Street. The Program started in Fall 1978. To date, the Corporation has assisted 6 merchants in packaging their rehabilitation loan applications. The Corporation has also been working with the Department of City Planning in planning public improvements for the revitalization of Third Street.

The Housing Conservation Institute (HCI) was the third neighborhood based non-profit corporation that received \$75,000 under this program item in 1978. The funds were used to supplement other private fundings received by the Institute to carry out neighborhood housing and commercial rehabilitation activities.



During 1978 HCI has assisted 30 low and moderate income families in the neighborhood to obtain lower interest loans in conjunction with CHFA's Home Ownership and Home Improvement Program. Of the thirty households, 23 have used the loans to purchase houses in the area, and 7 of them used the loans to rehabilitate and refinance their outstanding mortgages. These activities generated a total of approximately \$1.5 millions loan assistance of which \$139,000 were for rehabilitation. In addition to the State program, HCI has also obtained private fundings to provide interest-free loans for home purchase or home improvements. During 1978, they have provided 6 downpayment assistance loans and 15 home improvements loans under their interest-free loan program.

Aside from the three corporations, \$10,000 under this program item was appropriated to establish a Program Reserve Account at the Security Pacific Bank for the CHFA Title I Home Improvement Loan Program. This Program provided 9% (which was recently reduced to 7-3/4%) 15 year Home Improvement Loans for low and moderate income single family homeowners in the City. This program is administered by the Bureau of Building Inspection, Property Conservation Division. Applicants submit all applications through BBI to the Bank. A rehabilitation manager provided informational inspection and other technical counseling to applicants. The \$10,000 Program Reserve Account was established to serve two program purposes: first, to supplement the difference in interest rates between CHFA Title I Home Improvement Loan and a FHA Title I Home Improvement Loan in cases where an applicant was found to have exceeded the income limitation for that particular CHFA loan; and second, the City may also choose to use this program account in the future for interest subsidies for very low income applicants in need of home improvement assistance.

Another \$5,000 under this program item was appropriated to the San Francisco

Architectural Heritage for contracting special inspection services for the citywide Preservation Loan Program. Community Development funds previously allocated for this Preservation Loan Program did not provide any administrative cost. Due to the need to provide special technical assistance to the loan applicants under this Program, \$5,000 was allocated to retain a historic building inspector.

Another \$61,000 was allocated for the rehabilitation of the balconies in the Midtown Park Housing Development. These funds had not been expended due to the financial problems of the housing development and the change of management.

Of the remaining funds, \$130,000 has been reserved for the Fillmore Community Development Corporation to implement a "sweat equity" rehabilitation program. The funds will be used to purchase two houses from the Redevelopment Agency in the Western Addition area, and rehabilitation labor and material costs.



PERFORMANCE STATEMENT

WESTERN ADDITION REDEVELOPMENT PROJECT AREA A-2

San Francisco Redevelopment Agency

February 1, 1978 - January 31, 1979

More than \$30 million in new construction and rehabilitation was started or completed on 59 sites in Western Addition Area A-2 during the 1978 Community Development year.

This redevelopment work produced new housing for people of all incomes, as well as vital amenities.

New Housing

- \* 208 homes for the elderly and handicapped of low to moderate income at Fellowship Manor (106), Sutter Apartments (68) and Namiki Apartments (34).
- \* 72 homes for families of low-to-moderate income at Golden Gate Apartments.
- \* 104 homes, for households not needing subsidies, for the Whitehead (16), Guillory and Harrington (15), Hargil (18), Howard Apartments (12), Sun House (5), and Rescalvo-O'Connor (38) developments.

Or a total of 384 new homes were begun (301) or completed (83) in the redevelopment area during the Community Development year.

This represented over \$8.6 million in construction of subsidized units and over \$3.8 million in construction of market-rate units.

And a substantial boost to San Francisco's tight housing supply.

### Rehabilitated Housing

In addition, rehabilitation of 554 homes was underway (392) or completed (162) during the same period.

Meaning another \$6.8 million in construction work.

And another substantial improvement of the City's housing market.

### Vital Amenities

Moreover, work was underway on:

- \* A \$652,000 Muni Railway substation.
- \* A \$2,700,000 community facility.
- \* A \$5,500,000 addition to Sacred Heart Parochial High School.
- \* A \$400,000 new church for the Assemblies of God Korean Church of San Francisco.
- \* The Nichi Bei Kai \$365,000 community facility in Nihonmachi.
- \* Three commercial buildings in Nihonmachi at a cost of \$1,680,000 for the Sakai, Soko Hardware and Mong buildings.

All of which adds up to a grand total of \$30,173,000 in construction and rehabilitation work in the area.

But that's not all.

Much of redevelopment's work during the Community Development year had to do with the process of getting property ready for construction and rehabilitation. These activities include:

### For Acquisition and Disposition

- \* Acquisition of five improved properties worth about \$1,000,000.
- \* Initiation of an urban design for the Fillmore Center preparatory to marketing activity in 1979, and entering into negotiations with the Fillmore Economic Development Corporation to facilitate community participation in the Center development.

#### For Acquisition and Disposition (continued)

- \* Work with selected developers toward start of rehabilitation of 12 properties with 114 homes.
- \* Inviting proposals for the private development of 15 cleared parcels.
- \* Reviewing and evaluating 22 proposals for private development of 10 cleared parcels.
- \* Negotiation with designated developers of 21 cleared parcels toward finished plans and financing to start construction.
- \* The move of a Victorian to a new, appropriate site.
- \* Sale of 13 cleared parcels of land for development and 5 improved properties for rehabilitation.

#### For Relocation, Demolition and Maintenance

- \* Relocation counseling to an average of 222 households and 43 businesses in preparation for moving to sound quarters.
- \* Relocation of 16 households and 2 businesses into sound housing.
- \* Placement of 66 displaced families in low-to-moderate priced homes as they became available in the area as part of the Preference Certificate program.
- \* Demolition of two substandard buildings.

#### For Public Improvements

- \* Maintenance of the 5 block-long, city-owned, Buchanan Mall and 4 mini parks.
- \* Completion of putting electric and telephone lines underground at a cost of \$530,000.
- \* Construction of sidewalks next to two completed housing sites. (Sutter Apartments and Golden Gate Apartments)
- \* Planting 175 street trees.





PERFORMANCE STATEMENT  
HUNTERS POINT REDEVELOPMENT PROJECT AREA

San Francisco Redevelopment Agency

February 1, 1978 - January 31, 1979

The Community Development year 1978 marked several milestones for the new Hunters Point Community:

- \* The last 13 of the once 132 wartime barrack-type buildings were demolished, and the remaining 67 households were relocated to new housing.
- \* For the first time in the history of the new community, five private developers ventured into the area to build and sell 72 unsubsidized single family homes. These homes are scheduled for construction in 1979.
- \* And also for the first time in the new Hunters Point Community, the Agency has been able to offer land plus financing to stimulate new home construction. A \$4.5 million mortgage revenue bond was sold to Citizens Savings and Loan Association which will provide mortgage financing to purchasers of the new single family homes.

Significant construction progress was also made during 1978 in subsidized housing, recreational and open space, and public improvements.

### New Homes

Three hundred Section 8 homes started in 1977 were completed and rented at La Salle and Shoreview Apartments.

Design was completed for another 300 multi-family homes on Sites C, D, and E, but the lack of federal subsidy commitment has postponed construction of these homes - of which the first 182 units were scheduled to be constructed in 1978. This has a domino effect since, without the 300 units, the market may make it infeasible to proceed with planned neighborhood convenience shopping and, without the shops, the planned construction of 150 units of Senior Citizen Housing may be compromised. Every effort is being made by the Agency and the Mayor's Office to resolve this problem.

Preliminary housing plans were designed for 141 single-family market-rate homes and marketing of the land began. Density decreased from 350 initially planned in order to provide more salable family homes.

Out of a planned project total of approximately 1600 new homes for the new community, 930 have been completed including 300 during 1978.

### Recreational and Open Spaces

Youngblood/Coleman Park, a \$2.2 million, 6.24-acre facility begun in 1977, was completed.

The 3.41-acres Hilltop Park, costing \$855,000, was finished. This park began construction in 1977 and won a Grand Award in the 9th Annual Environmental Awards Program of the American Association of Landscape Contractors in Houston, Texas.

A 40 percent construction of Shoreview Park, a \$260,000, 3/4-acre facility, was attained.

Remedial landscaping was designed for three tot-lots and 5400 square feet of street medians.



### Recreation and Open Spaces (continued)

Construction of 1.66 acres of miniparks for Bayview Apartments and All Hallows Gardens at a cost of \$1.01 million was finished.

Finally, the streetscaping (850 street trees) for Hudson Avenue, Ingalls Street, La Salle and Shoreview Apartments was accomplished.

### Other Public Improvement Completed or Underway

The design and construction start of \$1.2 million of major grading, sewers, streets, and other utilities to support 141 market-rate homes occurred in 1978.

Approximately \$4 million of construction begun in 1977 on new streets, sewers, and other utilities for the 300 Section 8 homes was concluded.

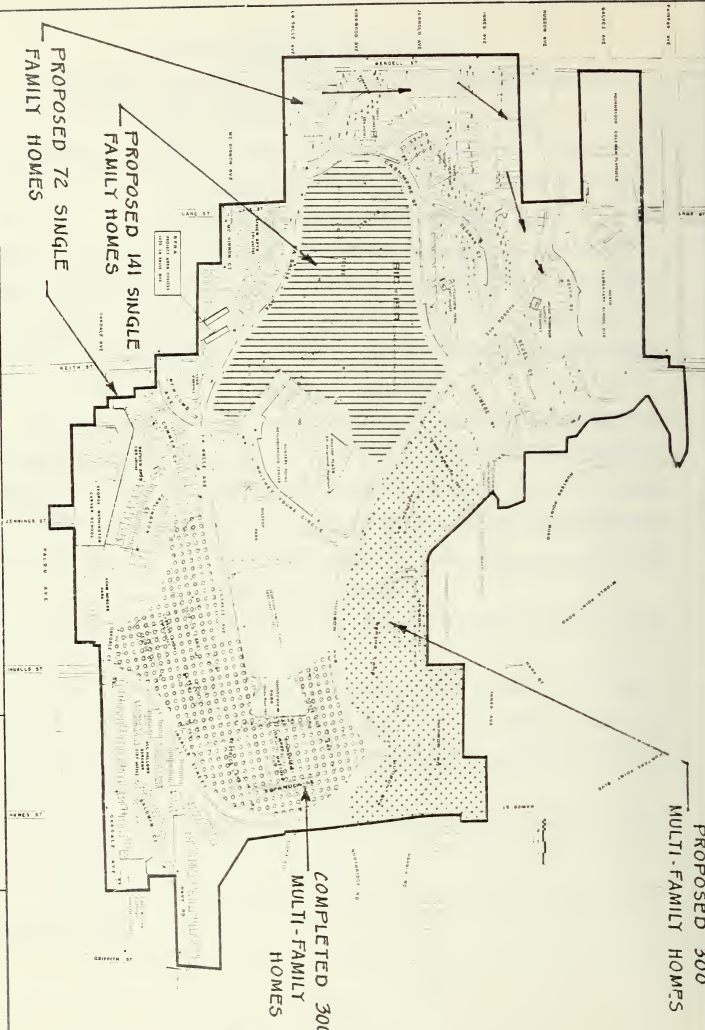
### Maintenance Activities

Due to limited manpower and other resources of the Parks and Recreation Department and at the request of the Board of Supervisors, the Redevelopment Agency has assumed responsibility for providing year-round, ongoing maintenance to three major parks, nine miniparks, 1300 trees, and street medians for a total of approximately 20 acres of open spaces.

# PROPOSED 300 MULTI-FAMILY HOMES

## COMPLETED 300 MULTI-FAMILY HOMES

## PROPOSED 141 SINGLE FAMILY HOMES PROPOSED 72 SINGLE FAMILY HOMES



### THE NEW HUNTERS POINT COMMUNITY PROGRESS MAP

SAN FRANCISCO REDEVELOPMENT AGENCY

#### REVISIONS

REVISION - 1979

REVISION - 1979  
San Francisco  
Redevelopment Agency  
1535 L. Street, Room 400  
San Francisco, California 94115

#### LEGEND

1. PROPOSED 300 MULTI-FAMILY HOMES  
2. COMPLETED 300 MULTI-FAMILY HOMES  
3. PROPOSED 141 SINGLE FAMILY HOMES  
4. PROPOSED 72 SINGLE FAMILY HOMES  
5. EXISTING SINGLE FAMILY HOMES  
6. EXISTING MULTI-FAMILY HOMES  
7. EXISTING INDUSTRIAL BUILDINGS  
8. EXISTING PARKS  
9. EXISTING STREETS  
10. EXISTING RAILROADS  
11. EXISTING UTILITIES  
12. EXISTING LANDSCAPE  
13. EXISTING BUILDINGS  
14. EXISTING FENCES  
15. EXISTING SIGNAGE  
16. EXISTING LIGHTING  
17. EXISTING TREES  
18. EXISTING PLANTS  
19. EXISTING ANIMALS  
20. EXISTING PEOPLE



PERFORMANCE STATEMENT

STOCKTON-SACRAMENTO REDEVELOPMENT PROJECT

San Francisco Redevelopment Agency

February 1, 1978 - January 31, 1979

Background

The site (see attached map) of the Stockton-Sacramento Redevelopment Project was identified by the Chinatown Advisory Committee as suitable for housing or multi-purpose development which included housing. After the site was designated for redevelopment planning in March 1972, the Redevelopment Agency, working with the Chinatown Coalition for Better Housing, developed a plan for the project which was approved by the Board of Supervisors in May 1974.

The plan provides for multiple-use development, including housing, retail sales, community open space, and automobile parking.

The project is being developed by the nonprofit Presbyterian Church in Chinatown.

Emphasis is on construction of 135 units of housing for lower-income families and elderly people, to be known as Mei Lun Yuen. Recreation and open space benefit residents of the adjacent neighborhood as well as residents of Mei Lun Yuen.

Financing will be provided by HUD under Section 236 of the National Housing Act.

1978

During 1978, efforts were made to reduce the costs of the proposed developments to bring them into alignment with HUD mortgage limits. These efforts included elimination of proposed commercial parking facilities and development of a revised structural system, both of which will produce a reduction in construction costs.

The construction cost reductions combined with a modification in HUD Mortgage limits indicate that development will be under construction during 1979.

SACRAMENTO ST

STOCKTON ST

TUNNEL

PRATT PL

JOICE ST

MILES CT

POWELL ST

CALIFORNIA ST

MULTI-USE DEVELOPMENT

RESIDENTIAL, PUBLIC SERVICES,  
RETAIL SALES AND SERVICES, OFFICES,  
PUBLIC PARKING

STOCKTON - SACRAMENTO

0 40

N





PERFORMANCE STATEMENT  
ACQUISITION OF HOUSING SITES

Due to the scarcity of building sites for new housing construction in residential neighborhoods and the increasing market value of these properties, Community Development funds have been set aside to acquire some of the remaining vacant sites for developing low and moderate income housing. Since the 1975 Community Development Program, funds have been allocated in each program year for the acquisition of sites in specified neighborhoods in order to assist the construction of such housing in response to community needs.

The 1975, 1976, and 1977 CD Programs allocated \$500,000 in each program year for the acquisition of sites in the Chinatown Core area and for complementary public improvements through the renewal process. After Board of Supervisors' designation of a renewal survey area in June 1977, the Redevelopment Agency and the Department of City Planning undertook six months of surveys and monthly meetings with a Citizens Advisory Committee. In January 1978, the Department of City Planning released a draft Preliminary Plan for public review and discussion.

## II. ACQUISITION OF HOUSING SITES. (Cont.)

The Plan proposed new construction, rehabilitation and public improvement activities. Although a number of meetings were held with the community, agreement on a proposed program was not reached. The Director withdrew the current draft Preliminary Plan in May 1978. The Redevelopment Agency and the Department of City Planning are continuing to work with community groups to find acceptable ways to proceed.

An additional \$500,000 was proposed for Chinatown in the 1978 CD Program for the acquisition of a site by the Housing Authority for the development of public housing. Although the Housing Authority has attempted to negotiate with property owners in the Chinatown area, no site has been acquired.

Under the 1979 CDP, two non-profit corporations in Chinatown will receive CDBG to implement housing rehabilitation and development program activities. The OCD will reserve the allocated site acquisition funds for Chinatown and will accept feasible development proposals from either corporations for the use of the site acquisition funds.





PERFORMANCE STATEMENT

MODEL CITIES - PUBLIC SERVICES

Mayor's Office of Community Development - Public Services

February 1, 1978 - January 31, 1979

Bayview-Hunters Point Neighborhood (BV-HP)

Bayview-Hunters Point College

PROJECT DESCRIPTION

Bayview-Hunters Point College provides evening classes and educational services for minority residents, the working poor, staff of community agencies, the elderly, and persons seeking to formally continue their education by transferring to degree granting institutions. The program has two components:

- A. The Educational Component offers university accredited evening courses from City College of San Francisco and the University of California Extension. The courses are aimed at helping 1,500 residents each year with academic, career, para-professional and personal improvement by providing accessible higher education and career development classes.
- B. The Counseling and Supporting Services Component is designed to complement the Educational Component by providing counseling as course enrollment, the BV-HP College curriculum, financial aid, academic assistance, transfer to degree granting institutions and career planning. A close liaison between the BV-HP College and residents is maintained to enable promotion of academic, career, para-professional and personnel development.

## Growth and Development Project

### PROJECT DESCRIPTION

The Growth and Development Project provides direct educational services to children (ages 2-8) at no cost to parents. Currently the program serves between 45 and 50 children a day. Services are provided to children with delayed speech, developmental problems, impulse control difficulties or behavior problems, autistic tendencies, and emotional or learning disabilities. The Growth and Development project also provides supportive psychological, nutritional, and social services to students. Parents and interested community members are provided an opportunity to participate in meetings, workshops, and conferences on the needs and issues of the handicapped.

## Hunters Point Community Youth Park Foundation

### PROJECT DESCRIPTION

The Hunters Point Community Youth Park Foundation provides a wide range of recreation services for 140 BV-HP children ages 3 through 14 every day. The program has two basic components:

- A. The Recreation, Art and Culture component provides supervised preschool and after school recreational activities everyday during the school year. During the summer, the program is expanded to serve 3 to 14 year olds all day and includes special field trips and picnics. Congo, dance, sewing and macrame classes are conducted throughout the year for 260 children every week in cooperation with Temple, Art, and Culture.
- B. The Educational component will be phased in by September 1, 1978 or when the Recreational component has developed to the point where it provides a strong base. It will complement the Recreational component by preparing pre-school children for the public school system and by assisting Youth Park participants having difficulty in the public schools.

## Ambulatory Health Care

### PROJECT DESCRIPTION

The Ambulatory Health Care project provides the following services to Bayview-Hunters Point Community residents:

- Transportation services to and from medical and medically related appointments.
- Non-medical transportation services, i.e., for community senior citizen groups and handicapped persons.
- Basic medical home health care and homemaker (chore) services to seriously ill or convalescing community residents.

## Food Supplement/CAHEED

### PROJECT DESCRIPTION

The Food Supplement Program distributes 1,400 supplemental food packages each month to low-income women, infants and children. The service is available to residents of the Bayview-Hunters Point Model Neighborhood Area BV-HP-MNA and the Economic Opportunity Council (EOC) geographic area including Visitacion Valley. Food prescriptions and food packages are provided to pregnant and post-partum women, and children up to 5 years of age. Clients are registered by the Food Supplement Program and certified for eligibility by the San Francisco Department of Public Health. The supplemental food is surplus food provided free of charge by the United States Department of Agriculture. The Food Supplement Program operates the program through a sub-contract with the Economic Opportunity Council of San Francisco. It is the only agency providing supplemental foods in the Bayview-Hunters Point Area. The program also provides information on nutrition and refers clients to other health and social service agencies when appropriate.

Young Community Developers, Inc.

### PROJECT DESCRIPTION

The Young Community Developers (YCD) project provides year round recreation, education, and cultural programs for at least 368 Bayview-Hunters Point youth between the ages of 14 and 19 each month. The program is divided into three components:

- A. The Education and Supportive Service component includes: individualized tutorial assistance for 40 youth; liaison to schools which serve the area to recruit youth experiencing academic difficulties; and tutorial classes in Civics and U.S. History conducted at Woodrow Wilson School in cooperation with S.F.U.S.D. staff for 36 youth each week.
- B. The Recreation, Art, and Culture component includes: organized and supervised team sports for 14 to 17 year old boys and girls; classes conducted in cooperation with Temple, Art and Culture; and evening recreational activities.
- C. The Chocolate City/Summer Youth Program which is planned, organized and administered by YCD as a summer educational/employment program for BV-HP youth. The program serves over 300 youth and is sponsored by the Mayor's Office of Employment and Training. It consists of classes, workshops and recreation activities.

## Community Defender Project

### PROJECT DESCRIPTION

The Community Defender Project has three (3) component categories:

(1) Legal Services, (2) Supportive Services, and (3) Special Projects which provide the following services:

#### 1) Legal Services Component

This component provides complete legal representation and services to eligible Bayview-Hunters Point, Sunnydale, and Potrero Hill project area residents charged with criminal offenses. The project and Public Defender's Office cooperate in the provision of legal services to area residents by daily referral of in- and out- of custody clients from the Public Defender's Office to the project for representation. The project also has the same arrangement with the County Jail. Criminal, not civil cases are accepted. Clients must be low-income residents of the above areas and formerly charged or accused in a criminal offense, and in need of legal services. The project also trains legal interns (law students) to conduct criminal investigations, trial preparation and legal research.

#### 2) Supportive Services Component

The Supportive Services Component provides ancillary services to clients such as social service counseling, referrals, client intake and criminal investigations.

#### 3) Special Projects Component

The Special Projects Component provides the following community and non-community services: conducts workshops, seminars, forums, etc., on crime, legal rights, law enforcement and major changes in the judicial system for community residents.

## Mission Neighborhood

### Mission Education Projects, Inc.

#### PROJECT DESCRIPTION

The Mission Education Projects, Inc. (MEPI) has three components: the Tutorial Program, the Cultural & Equipment Center, and the Work Study Program.

1. The Tutorial Program provides academic tutorial services to a minimum of 900 Mission Model Neighborhood Area students each day. The students are in grades 2-12 in 20 different school sites. 90 parent tutors provide this service on a one-to-one or small group basis. The Tutorial Program is conducted in the public schools and is administered by the San Francisco Unified School District.
2. The Cultural & Equipment Center (CSEC) provides books, audio-visual and other cultural-learning equipment to approximately 40 schools and community organizations each month. The equipment is loaned out year-round, free of charge. It is delivered and picked up by the Mission Education Project. MEPI directly administers the C&E Program.
3. The Work-Study Program provides matching funds for 4 work-study positions. The work-study students are selected from local colleges and institutions of higher learning. The work-study tutors provide academic tutorial services to a minimum of 40 MNA high school students each day. The students are tutored on a one-to-one or small group basis. MEPI directly administers the Work-Study Program.

### Mission Reading Clinic

#### PROJECT DESCRIPTION

The Mission Reading Clinic provides a comprehensive testing and individualized remedial reading program for elementary and junior high school students, and adults who are experiencing serious skills deficiencies in reading. The clinic also provides ancillary services in the form of teacher workshops, reading program development, classroom support services, counseling and parent-teacher involvement in the remediation process. The Reading Clinic has three distinct components: the 2 through 8 elementary school population of the Mission (140 students), Everett Junior High School (100 students), and The Development of Occupational Reading Skills (DOORS) serving 45 adults at present. Community Development funds the elementary school component fully, while ESAA funds the Everett program. The DOORS Project is jointly funded by Community Development and private funds.

## Doors

### (Development of Occupational Reading Skills Program)

#### PROJECT DESCRIPTION

In August of 1977, Mission Reading Clinic, Inc., initiated an adult reading program, DOORS (Development of Occupational Reading Skills), based on the same diagnostic/prescriptive approach. The DOORS program addresses itself to a critical problem. Reading competence has become a necessity in the nation's job market, and adults with unsatisfactory reading skills find themselves either locked out of the job market entirely, or locked into competition for the most menial, poorly-paid positions available, with no chance for further advancement. DOORS gives adults in its target areas-- the Mission and Bayview-Hunter's Point-- the chance to break through barriers of scholastic failure imposed by inadequate reading skills and make their own way in the world.

#### Mission Economic Development Association

#### PROGRAM DESCRIPTION

The Mission Economic Development Association (MEDA) provides loan packaging and management assistance to new and existing business in San Francisco. Special emphasis is directed, although not limited, to Spanish speaking and other minorities in San Francisco. MEDA works directly with private financial institutions, the Small Business Administration (SBA) and small business entrepreneurs to help establish or expand a wide variety of business concerns. Additionally, in a joint effort with the San Francisco Business Local Development Corporation and SBA, MEDA prepares long-term, low-interest loans for the purchase and/or renovation of buildings for business purposes (502 Loan Program).

#### PROGRAM GOALS

MEDA's primary goal is to stimulate economic and business development in San Francisco. Specific yearly goals are to create between 66-97 new jobs, to generate \$3,000,000 in new gross sales, to generate \$36,000 in new local taxes, and to increase net business profits by \$360,000. Furthermore, MEDA's purpose is to promote the revitalization of urban commercial districts, and to increase small business ownership and purchasing power of San Francisco residents.

## Mission Community Legal Defense (MCLD)

### PROJECT DESCRIPTION

The Mission Community Legal Defense (MCLD) Project has three components: the Legal Services Component, the Immigration Component, and the Welfare Component.

1. The Legal Services Component provides professional bi-lingual legal services to eligible Mission Neighborhood Area residents accused in criminal cases. The Public Defenders Office and Mission Community Legal Defense cooperate in the provision of services to MNA residents.

Clients must be low-income MNA residents in need of legal services. Income eligibility is determined by the evaluation committee which carefully reviews each case. Ineligible clients are referred to other appropriate legal services. MCLD will also train legal interns in criminal investigation, trial preparation and legal research.

2. The Immigration Component provides bi-lingual counseling in immigration related problems to Mission Model Neighborhood Area (MNA) residents. Clients are also represented by MCLD staff when necessary at hearings regarding Immigration and Naturalization Services.
3. The Welfare Component provides bi-lingual welfare counseling, agency referral, and representation services to eligible Model Neighborhood Area (MNA) residents. Training workshops are provided for the welfare advocates by the Social Security and Department of Social Services on rules and regulations, brief writing, fair hearing preparation, etc. Other workshops are conducted to educate clients as to their rights and responsibilities as recipients.

## Mission Neighborhood Physical Development

### PROJECT DESCRIPTION

The Mission Neighborhood Physical Development project (MNPD) provides a wide range of recreational activities for Mission youth from 10 to 19 years of age. The program complements the programs of the Department of Recreation and Parks as well as private recreation programs. MNPD has three basic components.

- A. The Recreation Centers Component staffs three neighborhood recreational facilities with instructors and equipment. Balanced recreational programs are provided at the centers every day for a total of 135 youth during the school year and 280 youth during the summer.
- B. The Youth Counseling Component consists of group discussions, informational programs and personal counseling on problems of adolescence, particularly delinquency and drug abuse for a total of 45 youth each week.
- C. The Special Activities Component sponsors teams, classes, clinics, championships, an awards night, field trips, and other group recreational activities for Mission youth.

## Mission Hiring Hall

### PROJECT DESCRIPTION

The Mission Hiring Hall provides intake, referral and direct placement services to unemployed and "economically disadvantaged" Mission Model Neighborhood Residents. The Hiring Hall also provides ancillary services in the form of preemployment counseling, resume writing preparation, outreach recruitment, social services, referral, training programs referral as well as carrying out intensive job development. The project is supplemented with CETA Title I monies but due to the Program's inherent characteristics, it is impossible to separate the interrelation of the overall operations as the total output is representative of dual funding source.

#### Project Goals

The overall goal of the program conducted by the Mission Hiring Hall is to provide sufficient job information, supportive services and referrals of Mission Model Neighborhood residents to place them in full-time employment. A secondary goal is Affirmative Action and Job Development activities leading to job creation and placement.

## OBECA/Arriba Juntos Referral and Follow-Up Project

### PROJECT DESCRIPTION

The Referral and Follow-Up Project of OBECA/Arriba Juntos provides a variety of manpower training and employment related services to Mission District residents and economically disadvantaged residents of San Francisco.

The Referral and Follow-Up Project has three components: the Information, Referral and Advocacy Component, the Supportive Services and Counseling Component and the Education/Training Component.

#### Project Goal

The overall goal of the Referral and Follow-Up Project is to provide to agency clients needed information, orientation, counseling and training that will make them more employable and qualify them to secure permanent full-time employment. These clients are primarily unemployed and/or underemployed residents of the Mission District of San Francisco.



## Mission Language and Vocational School

### PROJECT DESCRIPTION

The Mission Language and Vocational School provides instruction to ESL (English as a Second Language) and job related skills to the Spanish speaking residents of San Francisco. The Intensive Vocational ESL program is designed to serve individuals with a low level of English language and few if any marketable skills. Trainees receive four hours of classroom instruction daily followed by four hours of individualized tutoring. Job placement forms part of the project and 55% of those completing the course have been placed in jobs since the beginning of the program.

### Program Goal

The primary goal of Mission Language and Vocational School is to assist Spanish speaking persons to upgrade their socio-economic situation by providing them with English as a Second Language, business skills, job related vocabulary classes, counseling services, referrals to supportive services, cultural orientation and job placement services as means for securing and retaining a job.





PERFORMANCE STATEMENT

RENOVATION OF RECREATIONAL FACILITIES

Recreation and Park Department

and

Department of Public Works

Community Development funds are being appropriated to supplement the Proposition J Open Space Acquisition and Park Renovation Fund, by providing additional monies for the improvement and renovation of existing recreational areas. In selecting projects for renovation, the following criteria were considered: (1) the age and condition of the facility; (2) the amount of past local or federal funding to the facility; (3) priority to neighborhoods primarily composed of low and moderate income residents; and (4) projects which have received prior CD funds for planning and will be reaching the implementation state.

Renovation of Recreational Facilities (Continued)

Bernal Playground	\$ 30,000.00
Rehabilitate building - completed	
Cayuga Recreation Center	\$ 78,500.00
Rehabilitate and enlarge building - completed	
Chinese Playground	\$ 368,500.00
New building - construction underway	
Crocker Amazon Playground I	\$ 17,500.00
Building rehabilitation - completed	
Crocker Amazon Playground II	\$ 50,000.00
Play area development - in planning	
Crocker Amazon Clubhouse	\$ 196,500.00
Clubhouse construction - plans and specifications completed	
Excelsior Playground	\$ 26,000.00
Building rehabilitation - completed	
Garfield Square and Pool	\$ 47,500.00
Building rehabilitation and protective lighting - completed	
Jackson Playground	\$ 300,000.00
New building and renovation, Plan changes underway	

Renovation of Recreational Facilities (Continued)

Joseph Lee Recreation Center	\$ 70,000.00
Improvements completed	
Martin Luther King Swimming Pool Cover	\$ 625,000.00
Enclosure completed	
Milton Meyer Recreation Center	\$ 340,000.00
Building renovation - work to be advertised in June 1979	
Portola Playground	\$ 64,000.00
Building rehabilitation - completed	
Precita Park	\$ 30,500.00
Rehabilitation - completed	
Alamo Square	\$ 10,000.00
Play area rehabilitation - planning underway by consultant	
Chinese Recreation Center	\$ 25,000.00
Play area rehabilitation - completed	
Duboce Park	\$ 220,000.00
Playground reconstruction - planning assigned to a consultant	
Folsom Playground	\$ 30,000.00
Playground rehabilitation - completed	

Renovation of Recreational Facilities (Continued)

Little Hollywood	\$ 25,000.00
Playground development - completed	
North Beach Playground	\$ 59,000.00
Lighting - completed, Playground apparatus - in planning	
Panhandle Playground	\$ 150,000.00
Playground rehabilitation - completed	
Potrero Hill Recreation Center	\$ 90,000.00
Building rehabilitation - completed	
Rolph Playground	\$ 307,500.00
Lighting improvements - completed	
New building - contract awarded	
Building replacement - to be advertised in July 1979	
Sharon Building	\$ 115,000.00
Rehabilitation - completed	
Herz Playground	\$ 50,000.00
Coffman Pool, Playground and building improvements - planning underway	
Mission Dolores Park	\$ 70,000.00
Children's play apparatus - planning underway	
Portsmouth Square	\$ 62,000.00
Children's play apparatus - planning underway	

Renovation of Recreational Facilities (Continued)

Chinese Playground	\$ 30,000.00
Renovate polyhedron - work underway	
Hamilton Pool	\$ 100,000.00
Renovate enclosed swimming pool modify glass - in planning	
St. Mary's Playground	\$ 200,000.00
Replace children's play apparatus	
Renovate athletic field - in planning	
Potrero Hill Playground	\$ 100,000.00
Replace children's play apparatus - in planning	
Margaret Hayward Playground	\$ 200,000.00
Construct new recreation building - in planning	







PERFORMANCE STATEMENT

REHABILITATION OF NEIGHBORHOOD FACILITIES

Mayor's Office of Community Development - Public Services

Existing multi-purpose centers are currently providing needed public services such as education, recreation, senior citizens activities, health screening, and job counseling. Many of these centers require renovation to bring the structures up to health, fire, and other local code requirements or to make the facilities useable for the needs of the people to be served. Funds are set aside to improve these facilities so that services will not have to be cut back or in some cases eliminated.

Requests for the renovation of privately-owned centers are reviewed against standard criteria. Priority is given to those centers which (1) primarily serve low and moderate income persons; (2) are open to the public at nominal or no charge; (3) are multi-purpose in nature; (4) have substantial past experience and have evidenced a capacity to continue providing services to the public on a long-term basis; (5) have limited financial resources for undertaking needed improvements; and (6) require improvements essential to meeting health and safety standards or other code and licensing requirements.

Neighborhood centers which have received CD funds for rehabilitation

include:

Booker T. Washington	\$	73,000.00
Buchanan Street YMCA		19,000.00
Cadillac Hotel		35,000.00
California League for the Handicapped		26,000.00
Cameron House		30,000.00
Canon Kip Community Center		70,000.00
Centro Latino		34,500.00
Chinatown YMCA	\$	30,000.00
Chinatown YWCA		124,800.00
Crispus Attucks		64,600.00
Golden Gate Hospital		50,000.00
Jamestown Center		30,000.00
Jewish Community Center		25,000.00
La Casa de las Madres		21,000.00
Mission Neighborhood Centers		20,000.00
Mission YMCA		10,000.00
Morrisania West		42,700.00
Potrero Hill Neighborhood House		97,320.00
Precita Community Center		28,500.00
Sutter Street YWCA		55,000.00
Telegraph Hill Neighborhood House		70,930.00
The Farm, Crossroads		42,400.00
Visitacion Valley Community Center		67,000.00

Funds were allocated for these centers from the 1975, 1976, 1977 and 1978 Community Development Programs.



PERFORMANCE STATEMENT

RENOVATION OF CHILDCARE FACILITIES

Mayor's Office of Community Development - Public Services

A need exists for the renovation and improvement of childcare facilities in order to meet licensing requirements and to enable the expansion of child care services. Therefore, funds are programmed for the rehabilitation of existing child care facilities.

Standard criteria are used in reviewing proposals for the renovation of child care facilities. Priority is given to those centers which (1) primarily serve low and moderate income persons; (2) are open to the public at nominal or no charge; (3) have substantial past experience and have evidenced, a capacity to continue providing services to the public on a long-term basis; (4) have limited financial resources for undertaking needed improvements; (5) are providing full day care to children of working parents; and (6) require improvements essential to meeting health and safety standards or other code and licensing requirements.

Child care facilities which have received CD funds for rehabilitation include:

All Saints Church	\$	35,000.00
Community Children's Nursery		30,000.00
Community Children's Theatre		20,000.00
Companeros Del Barrio		35,000.00
Haight Ashbury Children's Center		31,000.00
Mission Childcare (Alabama Street)		6,000.00
Nihonmachi Little Friends		27,300.00
St. Patrick's Day Care	\$	3,600.00
Unitary Childcare		8,000.00
Visitacion Valley Childcare		4,000.00
Burt's Childcare Center		14,000.00

Funds were allocated for these centers from the 1977 and 1978 Community Development Programs.



PERFORMANCE STATEMENT

ADDITIONAL NEIGHBORHOOD CENTERS

Mayor's Office of Community Development

During the past four years, program funds totalling \$1,296,740 have been allocated for various activities to provide additional neighborhood centers in high need neighborhoods. Of this amount \$20,000 was used to completed a study on needs, services and existing facilities in sixteen neighborhood areas. The study report recommended priority neighborhood groupings for program implementation.

In 1978, available funds were allocated for nine neighborhood centers toattalling \$1,215,000. These include:

Chinatown Neighborhood Center	\$ 395,000.00
Afro American Historical Society	35,000.00
New College of Law	45,000.00
I. M. Scott Center	100,000.00
Bayview Hunters Point Senior Center	50,000.00
Ingleside Senior Center	75,000.00
Gay Community Center	375,000.00
Self Help for Elderly	40,000.00

Funds will be used for site acquisition and building rehabilitation. A portion of the work is scheduled during the summer of 1979. The completion of these centers will provide additional services which will expand the scope and quality of needed services for lower income persons.

This project activity also provides funds for the leasing of space for centers in Hayes Valley and Bernal Heights.



PERFORMANCE STATEMENT

NEIGHBORHOOD TRAFFIC CONTROL

Department of Public Works - Bureau of Engineering

Minor street improvements and channelizations have been completed at Church and Nineteenth Streets, Twenty-sixth and Sanchez Streets, Geneva and Paris Streets and McKinnon and Lane Streets. Work is continuing on planning a program for Folsom Street in Mission area, which will be tested this summer.

Elsewhere, \$51,000.00 has been awarded to a private consultant to study various traffic circulation alterations in the Chinatown area. The issues to be studied include: (a) pedestrian circulation, (b) transit service, (c) service vehicles/goods movement, (d) traffic circulation, and (e) parking. The anticipated completion date is April, 1979.

Work has also been completed on the planning of a neighborhood traffic control project for Upper Grant Avenue between Union and Green Streets. In December, 1978, the Board of Supervisors approved the installation of a two month test project which includes the removal of parking and the installation of platforms, plant material and benches. The primary purpose of the test is to evaluate the increase in pedestrian uses as a result of beautification activities. The test will be running from April 2, 1979 to June 2, 1979.



PERFORMANCE STATEMENT

NEIGHBORHOOD INITIATED IMPROVEMENT PROGRAM

Department of City Planning

This award-winning program sets aside funds for small-scale physical improvements in neighborhoods. Neighborhood groups initiate their own projects such as street tree planting, landscaping, installation of play and/or sitting areas, and other outdoor physical improvements to enhance the quality of neighborhood environments, and submit these projects for consideration and funding under NIIP.

Approximately \$900,000 has been allocated for about 260 individual small-scale improvement projects since 1975. These have included street tree planting, play structures, community gardens, Kiosks, murals, benches, litter receptacles, bus shelters, and mini parks.

Assisting in program implementation are the Department of Public Works, Art Commission, Unified School District, Recreation and Park Department, Muni, Water Department and Port Commission.





PERFORMANCE STATEMENT

BICENTENNIAL CELEBRATION

Mayor's Office of Community Development

Under the 1976 and 1977 Community Development Programs, a total of \$600,000 was set aside to carry out neighborhood improvement projects, benefiting groups who successfully participated in the City's Bicentennial Celebration.

During the 1976, approximately 140 neighborhood and merchant groups undertook voluntary civic improvement projects, in competition for the funding of public improvements under this program. The competition was completed in October 1976. In November a 25-member citizens committee reviewed the volunteer projects and recommended 63 public improvement awards to neighborhood groups and 11 awards to merchant organizations, ranging from \$2,500 to \$20,000. These awards were endorsed by the Mayor and the Board of Supervisors in early December.

In January 1977 the neighborhood and merchant groups began meeting to develop plans for the use of their award funds. As of January 31, 1979, 64 acceptable project proposals totaling \$590,000 had been received, approved by the various City departments and the Board of Supervisors.





PERFORMANCE STATEMENT  
HISTORIC PRESERVATION

The 1975 CD Program allocated \$200,000 to establish a Preservation Loan Program. In July 1977, the City entered into a contract with the Foundation for San Francisco's Architectural Heritage to administer the Program. The Program will operate as a revolving fund to make or guarantee preservation loans at a reduced interest rate of 6% through a participating lender to owners with limited incomes. To implement this objective, the heritage has entered into an agreement with the Crocker National Bank in September, 1978. Initially \$100,000 of the allocated community development funds have been transferred to the bank which in return will make loans up to \$166,666. The second \$100,000 will be transferred upon a favorable outcome of reviews by the Board of Supervisors and the City Planning Commission. To date, applications are being reviewed, and a Program Committee composed of citizens and agency representatives have been established.

The Committee established in August 1978 has representatives from the Department of City Planning, Real Estate Department, Landmarks Board, and four citizens. They meet monthly with a Program Administrator to discuss and review program activities.

During 1978, the Program Administrator, assisted by two volunteers, received a total of 133 inquiries, conducted 23 interviews with potential applicants, received 12 preliminary applications, submitted six applications to the Bank, and prepared rehabilitation plans and drawings for four applicants. As of January 31, 1979, five rehabilitation loan applications have been approved by the Bank.

This Program has been used in conjunction with other existing loan programs to provide rehabilitation assistance citywide. Counseling and referral are integral parts of program implementation. Copies of a program brochure have been distributed to various neighborhood groups. The Program Administrator will continue to meet with interested groups to expand the utilization of this loan program.



PERFORMANCE STATEMENT

REMOVAL OF PHYSICAL BARRIERS

Department of Public Works - Bureau of Architecture

Using 1975 CDP funds the Bureau of Architecture completed a \$10,000 study in 1976 which identified physical barriers which impeded the use of public buildings by elderly and handicapped persons. An additional amount of \$90,000 was set aside for the installation of toilets, telephones, graphics and handrails at the Main Library, Opera House, Veteran Building, Civic Auditorium, Hall of Justice, Steinhart Aquarium and for the development of plans and specifications for various recreational facilities. The installation of improvements and the development of plans and specifications for recreational facilities have been completed during 1978.

Under the 1977 Community Development Program an amount of \$290,000 was set aside to construct an entrance ramp to the Main Library and modify entrance ramps to eight branch libraries. It was originally anticipated that the entrance ramp to the Main Library could be accommodated by a single ramp at an estimated cost of \$55,000. However, since this building is part of the Civic Center Historic District, special consideration had to be given to the aesthetic impact of the structural alterations to the building's

facade. An alternative design has been developed which provides symmetrical ramps on each side of the main entrance along with some additional modifications. During 1978 the Board of Supervisors approved the redistribution of previously allocated funds for improvements to branch libraries to cover the additional estimated cost of \$130,000 to complete improvements to the Main Library.

Other plans and specifications were completed for improvements to Mission, Richmond, Marina, Excelsior, Anna Waden, Merced, Ortega and Western Addition Branch Libraries and the Main Library during 1978. Contracts which were expected to be awarded in late 1978 will now be awarded during 1979.



PERFORMANCE STATEMENT

FIRE PROTECTION EQUIPMENT

Fire Department

The San Francisco Fire Department has received \$886,050 for the purchase of five triple combination pumpers and three aerial ladder trucks. They are operative and stationed at the following locations:

Triple Combination Pumpers

3305 Third Street  
1443 Grove Street  
106 Oak Street  
1295 Shatter Avenue  
1301 Turk Street

Aerial Ladder Trucks

1295 Shatter Avenue  
1301 Turk Street  
2245 Jerrold Avenue







PERFORMANCE STATEMENT

INDIA BASIN INDUSTRIAL PARK REDEVELOPMENT PROJECT

San Francisco Redevelopment Agency

February 1, 1978 - January 31, 1979

The 1978 Community Development year was the biggest year yet for the City's only planned industrial park -- India Basin:

- \* four industrial plants were finished;
- \* six more went under construction; and
- \* five more firms made commitments to build.

All of which meant an investment or a commitment to invest \$57 million in new industrial development in San Francisco!

A breakdown of the 1978 Community Development year shows:

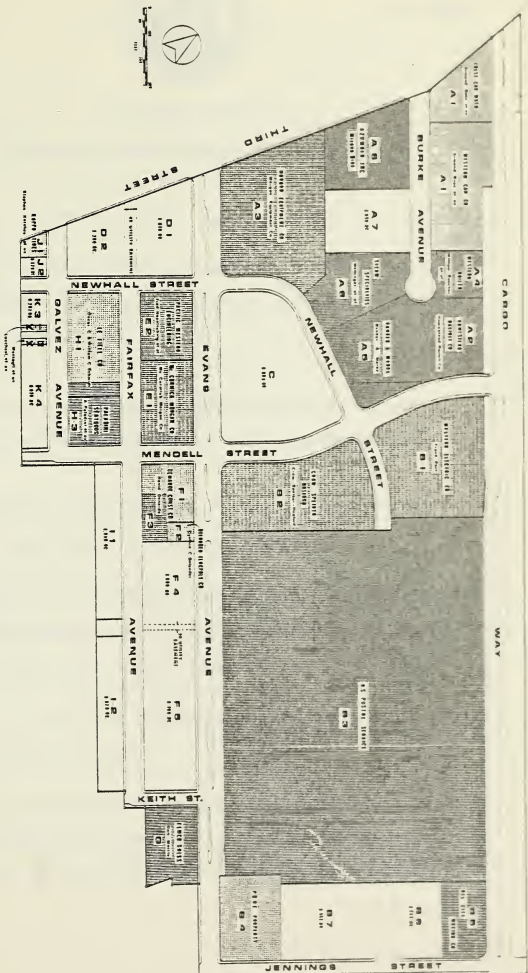
- \* The completion of four major industrial facilities for an investment of \$5.5 million. The firms are McCormick-Morgan Company, Morgan Equipment Company, Western Electric Company, and Pacific Western Engineering.
- \* Start of construction of six new plants with an investment of \$5 million. These firms are Paladini Seafood, Elmco Sales, Trammel Crow, Steam Specialties Company, Western Boiler Control, and DeHarde Construction Company.
- \* Commitments by four firms to develop land for an investment of \$4.2 million. These firms are All-City Moving and Storage Company, Homestead Ravioli, Azumaya, Incorporated, and Banker-Marks.
- \* A commitment by the U.S. Post Office for a General Mail Facility which will occupy about one-third of the park, employ over 4,000 workers, and mean an investment of \$42.4 million.

Development efforts to date have resulted in approximately 90 percent of the park's developable acreage being sold or committed.

During 1978, the Agency continued to prepare land and install improvements necessary for the new, private development. Highlights of the \$1.5 million public improvement program are:

- \* 45,000 cubic yards of earth placed or removed;
- \* one mile of curb and gutter placed;
- \* five and one-half miles of conduit placed;
- \* 500 street trees planted; and
- \* one mile of new roadways placed.

In addition: two operators were relocated; three structures were demolished to make room for new investment opportunities; and approximately 66 acres were maintained.



# INDIA BASIN INDUSTRIAL PARK

## LEGEND

- ☐ AREA AVAILABLE
- ☐ DESIGNATED DEVELOPER
- ☐ AREA BOLD
- ☐ OWNER PARTICIPANT

27.4 ac.  
44.8 ac.  
15.0 ac.  
9.0 ac.  
91.0 ac.

## LAND INVENTORY MAP

SAN FRANCISCO REDEVELOPMENT AGENCY





PERFORMANCE STATEMENT

YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA

San Francisco Redevelopment Agency

February 1, 1978 - January 31, 1979

During the earliest part of 1978 and continuing on through the year, a large part of the Agency's activity was related to the development of the George R. Moscone Convention Center.

The Convention Center:

- \* was approved in a policy statement authorized by the voters;
- \* will be paid for from a revenue bond issue supported by hotel taxes; and
- \* will be located on the block bounded by Third, Howard, Folsom, and Fourth Streets and will be partly underground.

The Agency executed supporting agreements by which the City, under the direction of its Chief Administrative Officer, commenced preliminary excavation for the Convention Center prior to the issuance of bonds by the Agency.

Certain utility relocation to accommodate the Convention Center construction was undertaken during the year.

The Agency, to provide permanent parking available to patrons of the Convention Center, entered into agreement with the City Parking Authority to provide land for a 750 car parking garage at Third and Howard Streets.

### Comprehensive Plan Review

Also during the year, as a further response to the recommendations of the Mayor's Yerba Buena Center Select Committee, the Agency undertook, with the architectural and planning assistance of Skidmore, Owings, and Merrill, a comprehensive review of its development plans.

This review was undertaken to:

- \* assure the retention of the Jessie Street substation, the Mercantile Building, and St. Patrick's Church;
- \* make further provision for housing;
- \* aid in development of the Apparel Mart outside the central blocks;
- \* provide for off-street parking;
- \* support urban park development and pedestrian access through the central blocks; and
- \* encourage institutional and community uses for property.

The Agency, together with the City Planning Commission, prepared, held hearings on, and had certified an Environmental Impact Report covering its current and alternative development plans. The expense of this was shared with the City through the Chief Administrator's office. During the year, the Department of Housing and Urban Development also had prepared and certified an Environmental Impact Statement.

### New Development

The Agency continued to provide for new development by private developers.

- \* An eight-story, \$6 million Community College building at Fourth and Mission was completed.
- \* The Mercantile Building on Fourth Street was conveyed to a private owner who is preparing plans for its preservation at a cost of approximately \$2 million.
- \* The Agency continued work with the developer of its Market Street Office Tower who is completing his financing. Construction at a cost of approximately \$55 million is scheduled to start in 1979.
- \* The Agency also entered into agreement with a developer for development of a ten-story Gift Mart at Third and Howard at a cost of approximately \$20 million.
- \* The location of the proposed Apparel Mart has been moved to the north side of Third and Howard. The Apparel Mart construction cost is approximately \$30 million.

### Central Blocks Surface Development

During the year, the Agency determined, by agreement with the City's Chief Administrative Officer, to offer for development of recreational/commercial uses in a park-like setting, the roof area of the Convention Center together with the companion block (between Mission and Howard and Third and Fourth Streets) and some properties reaching to Market Street.

Preparation of documents, plans, and other material to attract developers to this venture commenced and contacts were made with persons and firms known to have experience in owning and operating such developments. This effort is continuing with the assistance of consulting firms, Economics Research Associates (economists), Richard Gryziec (architect/planner) and Skidmore Owings & Merrill (architect/planners).

Plans to design public ways in the central blocks have been held up by slower than expected progress on the Market Street Tower and to assure maximum compatibility with the proposed recreation/commercial development of the entire central block area.

The Agency prepared and, during 1979, proposes to have adopted a Redevelopment Plan amendment in implementation of its revised plans.

#### Housing

- \* In 1978, 259 subsidized housing units were started: Woolf House (112 units) sponsored by TODCO; and Dimas Alang (147 units) sponsored by TODCO and Los Caballeros de Dimas Alang, a Filipino fraternal organization.
- \* Prior to 1978, the Agency has provided for the construction within the project of 534 subsidized units for the elderly: Silvercrest Resident (258 units) developed by the Salvation Army; Clementina Towers Public Housing (276 units); and Alexis Apartments (206 units) west of the project, sponsored by St. Patrick's Church.
- \* The Apparel Mart plans, on Third and Howard, tentatively will provide for some market rate housing. The proposed redevelopment plan amendment drafted during the year will provide for increasing the land area on which housing may be provided.



### Rehabilitation

Rehabilitation of buildings by private owners continued.

- \* During the year, 14 owners started rehabilitation of buildings on their properties and one owner completed such rehabilitation.
- \* Four properties acquired from their owners earlier were inspected and their rehabilitation feasibility studied. The properties along Third Street are the Mercantile Building, the Williams Building, the Jessie Street Hotel, and the Blumenthal Building. The results of these studies will be available in 1979.

### Acquisition and Demolition

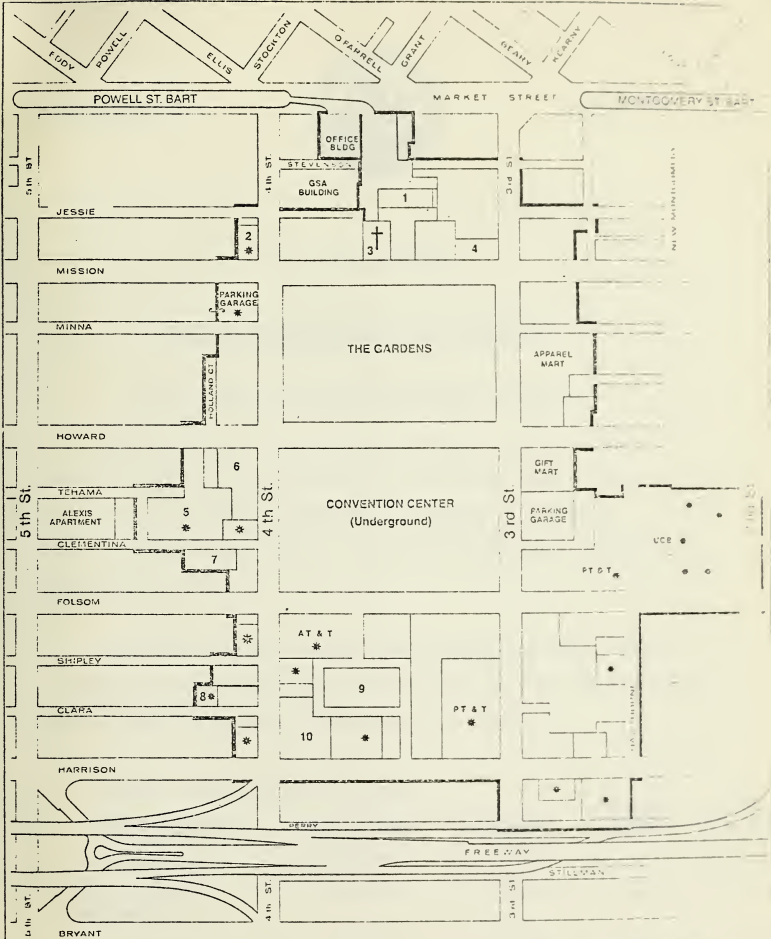
- \* The Agency, as planned, acquired an additional small parcel of land from a private owner during the year.
- \* No buildings were demolished to clear property for development. Planned demolition was deferred while possible rehabilitation of some structures was further studied or until new construction was ready to get underway.

### Property Maintenance and Relocation

- \* The Agency continued management of properties it owns in the project including 10 occupied commercial structures, two occupied residential/hotel structures and off-street parking areas. This temporary use of acquired property produces revenue which reduces the public cost of renewal.
- \* Six individuals and three businesses were relocated. Some individuals and businesses eligible for relocation elected to remain as tenants of the Agency pending disposition of the properties they occupy.

NEW HOUSING PROGRAM  
FOR LOW- AND MODERATE-INCOME ELDERLY HOUSEHOLDS  
YERBA BUENA CENTER REDEVELOPMENT PROJECT AREA

DEVELOPMENT	DEVELOPER/SPONSOR	ARCHITECT	CONTRACTOR	FINANCING	NUMBER OF BEDROOMS			TOTAL UNITS
					0	1	2	
COMPLETED								
CLEMENTINA TOWERS 320 Clementina Street	Charles Pankow Inc./ S.F. Housing Authority	John S. Rollins & Associates	Charles Pankow Inc.	Turnkey Public Housing	226	50		276
SILVERCREST RESIDENCE 133 Shipley Street	The Salvation Army	Architects Associ- ated	Laputa Construction Company	FHA Sec. 236	196	62		258
SUBTOTAL - LOW- AND MODERATE-INCOME HOUSING COMPLETED					422	112		534
UNDER CONSTRUCTION								
WOLF HOUSE (PHASE 1) Fourth and Howard Sts.	Tenants and Owners Development Corp.	Robert Herman & Associates	Williams & Burrows	CHA/Sec. 8	8	104		112
DIANAS ALANG HOUSE Shipley St./O'Doul Lane	Tenants and Owners Development Corp./ Los Caballeros de Dianas Alang	Robert Batchelor	Builders Fore	HUD 202/Sec. 8	7	139	1	147
SUBTOTAL - LOW- AND MODERATE-INCOME HOUSING UNDER CONSTRUCTION					15	243	1	259
SCHEDULED								
WOLF HOUSE (PHASE 2) Fourth and Howard Sts.	Tenants and Owners Development Corp.	Robert Herman & Associates		CHA/Sec. 8				70
CEARICE POLITE APTS. Clementina near Fourth	Tenants and Owners Development Corp.	Robert Herman & Associates		Section 8				95
SITE 3 To be determined	Tenants and Owners Development Corp.			Section 8				200
SUBTOTAL - LOW- AND MODERATE-INCOME HOUSING SCHEDULED								365
TOTAL - LOW- AND MODERATE-INCOME HOUSING PROGRAM								
								1,158



- 1—Jessie St. Substation
- 2—Downtown Community College
- 3—St. Patrick's Church
- 4—Mercantile Building
- 5—Clementina Towers

- 6—Wood Market
- 7—Proposed Housing
- 8—Proposed Hotel Office
- 9—Proposed Office Building
- 10—Proposed Hotel

\* Development completed

# YERBA BUENA CENTER

SAN FRANCISCO REDEVELOPMENT AGENCY 3-78





PERFORMANCE STATEMENT

NEIGHBORHOOD COMMERCIAL DISTRICT IMPROVEMENTS

Mayor's Office of Neighborhood Economic Development

Under the 1977 and 1978 Community Development Programs, an amount totalling \$515,525 has been set aside (1) for the local match for the Small Business Administration (SBA) 502 loan program for commercial rehabilitation and expansion and (2) for physical improvements to neighborhood commercial districts.

During 1978, \$124,950 for local share generated SBA loans in excess of 4 million dollars. These helped create over 100 new jobs, and generate additional payroll and property taxes in excess of \$48,000.

Business assisted during 1978 included:

<u>NAME OF BUSINESS</u>	<u>AMOUNT OF LOAN</u>	<u>CITY SHARE</u>	<u>NEW JOBS CREATED</u>	<u>TOTAL EST. TAX</u>
1. Steam Specialties	\$ 1,080,000	\$ 27,000	5	\$ 8,755
2. Achille Paladini Corporation	1,200,000	30,000	20	11,640
3. Western Boiler	408,258	10,250	10	4,382
4. Human Resources	326,500	16,325	10	1,973
5. Homestead Ravioli	1,350,000	30,750	14	11,973
6. All City Moving	<u>445,000</u>	<u>10,625</u>	<u>45</u>	<u>9,277</u>
	\$ 4,809,758	\$ 124,950	104	\$ 48,000

Plans were also completed for Neighborhood Commercial Revitalization activities on Third Street and Ocean Avenue, and approved by appropriate City Departments. These improvements are currently underway.

Improvement plans were also developed by the Department of City Planning and the Mayor's Office of Neighborhood Economic Development during the 1978 program year for the 16th Street Commercial area. Funding for these improvements is expected to occur in 1979.



PERFORMANCE STATEMENT  
NORTHEASTERN WATERFRONT SURVEY AREA  
San Francisco Redevelopment Agency  
February 1, 1978 - January 31, 1979

Nearly everyone in San Francisco agrees that "something should be done" about the City's rotted piers and long-barren waterfront property.

The trouble is that, until very recently, nobody could agree on exactly what.

Now, thanks to a survey and planning program undertaken jointly by the Department of City Planning, the Port of San Francisco and the Redevelopment Agency, a consensus may be emerging.

And at long last, with the help of the Mayor's Office of Community Development, the City may be able in 1979 to take real advantage of a priceless opportunity to rejuvenate our historic waterfront.

If so, the progress made in 1978 will have been the foundation -- when development alternatives were evaluated and a preliminary development program prepared.

## Background

In January 1977, both the Bay Conservation and Development Commission (BCDC) and the City Planning Commission revised their plans for San Francisco's waterfront in order to bring them into conformity with each other. Both BCDC's Special Area Plan No. 1: San Francisco Waterfront and City Planning's Plan for the North-eastern Waterfront contain policies and proposals for:

- \* economic improvements through the expansion of maritime-oriented and water-related industries;
- \* the provision of open space, recreation, and public access to the water;
- \* commercial space, offices, and housing through rehabilitation and new development;
- \* improvements in traffic and public transit conditions;
- \* historic preservation; and
- \* maintenance of environmental quality

In February 1977, the San Francisco Board of Supervisors designated the Northeastern Waterfront, from Broadway (Pier 7) to China Basin (Pier 46), as a survey area (see attached map) to determine the feasibility of improvement through redevelopment or similar activities.

The survey and planning program for the Northeastern Waterfront Survey Area is a joint undertaking of a Project Management Team composed of staff from the Department of City Planning, the Redevelopment Agency, and the Port of San Francisco.

As directed by the Board of Supervisors, the Northeastern Waterfront Advisory Committee was formed in June 1977 to assist in this planning effort. The Board of Supervisors approved funds for survey and planning work in November 1977.



During November and December, Development Alternatives were identified for the various subareas. These Development Alternatives conform with the policies contained in the official plans as adopted by BCDC and the City Planning Commission. A four-phase process for survey and planning work was also established:

Phase A. Evaluation of the Development Alternatives.

Phase B. Preparation of a Preliminary Development Program.

Phase C. Preparation of a Detailed Findings and Recommendations Report.

Phase D. Preparation of an Overall Action Program.

#### 1978 Accomplishments

During 1978, three major activities were completed: selection of a consultant team; evaluation of Development Alternatives; and preparation of a Preliminary Development Program.

#### Selection of a Consultant Team

A Request for Qualifications (RFQ) was sent to about 600 consultant firms on January 18, 1978. The RFQ asked that, in preparing responses, firms organize themselves into teams to provide technical services in the fields of urban design, transportation, economic feasibility, and environmental assessment.

Twenty-seven teams responded on February 2nd with their material on qualifications. These 27 teams were evaluated by the Project Management Team and, on March 2nd, a Request for Proposals (RFP) was sent to the seven teams which were judged most qualified. All seven teams responded on March 27th with written proposals for carrying out the work program.

A Selection Panel, comprised of the directors of the three participating agencies and of two members of the Northeastern Waterfront Advisory Committee, evaluated the written proposals and, on March 29th, interviewed the seven consultant teams. On April 4th, the Selection Panel identified the Rockrise, Odermatt, Mountjoy Associates Consultant Team as most qualified and as the team with the most appropriate proposal for carrying out the program.

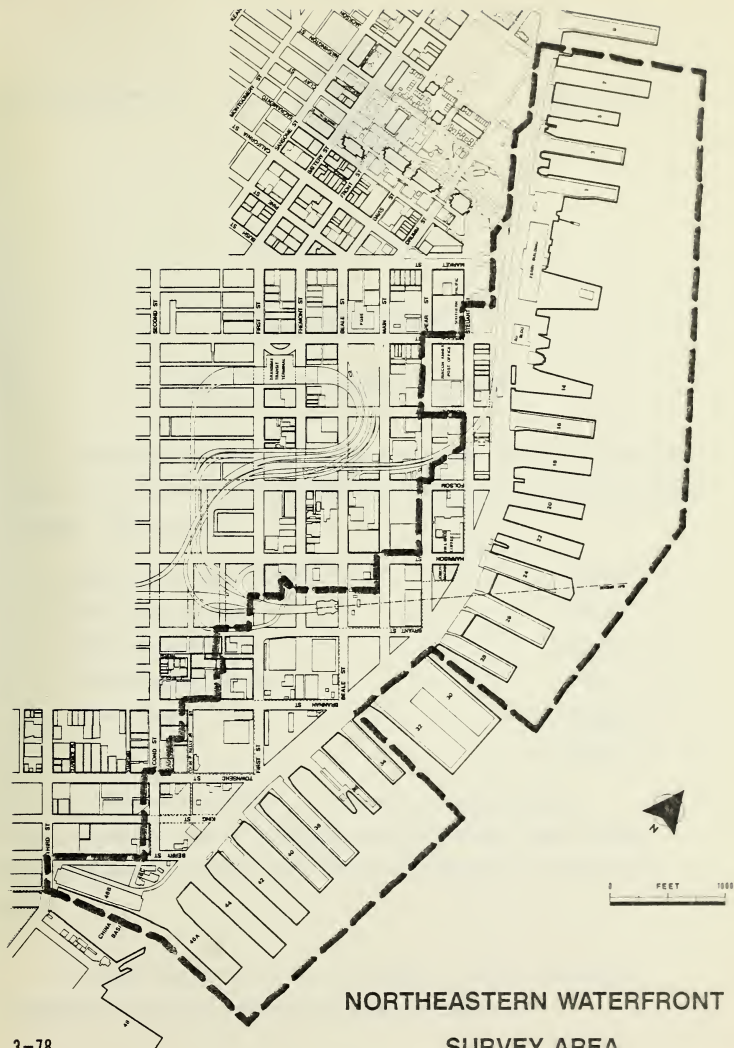
Evaluation of Development Alternatives and  
Preparation of Preliminary Development Program

A report entitled NEWAC Workbook was completed on August 9, 1978. That report summarized the evaluation and refinement of the development alternatives and outlined a Preliminary Development Program (thus, completing Phases A and B). Following extensive review and comment by NEWAC and the Project Management Team from August through December, NEWAC requested the evaluation of additional alternatives and the Management Team requested additional work regarding the removal of the Embarcadero Freeway. A special report on the additional alternatives, entitled Summary of Preliminary Development Program, as revised February 28, 1979, was prepared and presented to NEWAC on that date.

Next Steps

The final report on Detailed Finding and Recommendations (Phase C) has been scheduled for completion by April 1979. The final step of the survey and planning work will be the preparation of the Overall Action Program (Phase D), a program that will outline:

- (1) what specific actions should be taken;
- (2) the costs and timing of such actions; and
- (3) how they should be carried out.



**NORTHEASTERN WATERFRONT  
SURVEY AREA**

3-78





PERFORMANCE STATEMENT

CRIME PREVENTION PROGRAM

Mayor's Office of Community Development

Crime prevention program activities are underway in four target neighborhoods of the City including Western Addition, Hunters Point, Chinatown and North of Market. These include:

Senior Citizen Escort Service	\$ 500,000
Police Foot Patrolmen	966,275
District Attorney	207,476
Youth Employment Services	656,825
Street Lighting	<u>25,000</u>
	\$ 2,355,576

The service components provide: 40 additional police officers; a special prosecution team in the District Attorney's office; escort program services for senior citizens; and employment opportunities for neighborhood youth.

The Crime Prevention Program is in support of physical development improvements in the four community development neighborhoods.









